



Researched and prepared by
Corey Flowers

Subject Property
9 Briar Rd
Lebanon, PA 17042

Prepared exclusively for
Jay Acerman



Corey Flowers
RE/MAX Cornerstone
931 Russell Dr
Lebanon, PA 17042
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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

Comparative Market Analysis



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Subject Property

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Thursday, October 22, 2020

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
9 Briar Rd		1 Werni Dr		206 Adam Dr	
MLS#	30-2354418-362048-0000	PALN115696		PALN115694	
Status	Public Record Comparable	Pending		Closed	
Prop Type	RES	Residential		Residential	
City	Lebanon	Lebanon		Lebanon	
Sch District	Cornwall-Lebanon	Cornwall-Lebanon		Cornwall-Lebanon	
Subdiv/Neigh		LEBANON COUNTY		NONE AVAILABLE	
Ownership		Fee Simple		Fee Simple	
Style		Ranch/Rambler		Ranch/Rambler	
Structure Type	SingleBldg	Detached		Detached	
Year Built	1967	1972		1959	
Taxes/Tax Yr	\$3,363.00	\$3,268 / 2020		\$2,858 / 2020	
Assessed Val	\$162,400	\$157,800		\$138,000	
List Date		09/21/2020		09/13/2020	
Closed Date	4/30/2007			10/09/2020	
DOM/CDOM	--/	22/22		5/5	
List Price		\$199,000		\$179,900	
Closed Price	\$150,000			\$200,000	
Concessions				\$0	
Abv Grd FinSF	1218	1,364		1,354	
Blw Grd FinSF		0		550	
\$/SqFt	\$123.00	\$145.89		\$147.71	
Acres	0.27	0.240		0.230	
Beds	3	3		3	
Baths	1 / 1	1		1 / 1	
Bsmnt Type	Full			Full	
Garage Spcs	0	0		2	
Parking				Concrete Driveway	
Fireplaces	0	0		1	
Cooling	Wall Unit, Window Unit(s)	Wall Unit, Window Unit(s)		Central A/C	
Heating	Hot Water	Central		Forced Air	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool		Yes - Personal		No Pool	

Price	\$199,000	\$200,000
Total Adjustments	\$0	\$0
Adjusted Price	\$199,000	\$200,000



Thursday, October 22, 2020

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
9 Briar Rd		503 Adam Dr		628 Meadow Dr	
MLS#	30-2354418-362048-0000	PALN114758		PALN114260	
Status	Public Record Comparable	Closed		Closed	
Prop Type	RES	Residential		Residential	
City	Lebanon	Lebanon		Lebanon	
Sch District	Cornwall-Lebanon	Cornwall-Lebanon		Cornwall-Lebanon	
Subdiv/Neigh		NONE AVAILABLE		HENRY HOUCK LANE AREA	
Ownership		Fee Simple		Fee Simple	
Style		Ranch/Rambler		Ranch/Rambler	
Structure Type	SingleBldg	Detached		Detached	
Year Built	1967	1960		1986	
Taxes/Tax Yr	\$3,363.00	\$2,750 / 2020		\$3,116 / 2019	
Assessed Val	\$162,400	\$132,800		\$150,500	
List Date		07/28/2020		06/18/2020	
Closed Date	4/30/2007	08/31/2020		07/24/2020	
DOM/CDOM	--/	4/4		15/21	
List Price		\$188,000		\$173,000	
Closed Price	\$150,000	\$188,000		\$150,000	
Concessions		\$0		\$0	
Abv Grd FinSF	1218	1,302		1,232	
Blw Grd FinSF		420		0	
\$/SqFt	\$123.00	\$144.39		\$121.75	
Acres	0.27	0.210		0.280	
Beds	3	3		3	
Baths	1 / 1	1 / 1		2	
Bsmnt Type	Full	Full, Partially Finished		Full	
Garage Spcs	0	1		1	
Parking		Asphalt Driveway			
Fireplaces	0	0		0	
Cooling	Wall Unit, Window Unit(s)	Central A/C		Central A/C	
Heating	Hot Water	Hot Water		Other	
Water		Public		Public	
Sewer		Public Sewer		Public Septic	
Waterfront		No		No	
Pool		No Pool		No Pool	

Price	\$188,000	\$150,000
Total Adjustments	\$0	\$0
Adjusted Price	\$188,000	\$150,000



Thursday, October 22, 2020

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>
9 Briar Rd		357 E Evergreen Rd	
MLS#	30-2354418-362048-0000	PALN112108	
Status	Public Record Comparable	Closed	
Prop Type	RES	Residential	
City	Lebanon	Lebanon	
Sch District	Cornwall-Lebanon	Cornwall-Lebanon	
Subdiv/Neigh		SOUTH LEBANON TOWNSHIP	
Ownership		Fee Simple	
Style		Ranch/Rambler	
Structure Type	SingleBldg	Detached	
Year Built	1967	1970	
Taxes/Tax Yr	\$3,363.00	\$3,313 / 2020	
Assessed Val	\$162,400	\$160,000	
List Date		01/19/2020	
Closed Date	4/30/2007	08/26/2020	
DOM/CDOM	--/	61/61	
List Price		\$174,900	
Closed Price	\$150,000	\$179,900	
Concessions		\$5,000	
Abv Grd FinSF	1218	1,260	
Blw Grd FinSF		0	
\$/SqFt	\$123.00	\$142.78	
Acres	0.27	0.300	
Beds	3	3	
Baths	1 / 1	2	
Bsmnt Type	Full	Full, Sump Pump, Unfinished	
Garage Spcs	0	1	
Parking			
Fireplaces	0	0	
Cooling	Wall Unit, Window Unit(s)	Central A/C	
Heating	Hot Water	Heat Pump(s)	
Water		Public	
Sewer		On Site Septic	
Waterfront		No	
Pool		No Pool	

Price	\$179,900
Total Adjustments	\$0
Adjusted Price	\$179,900





Thursday, October 22, 2020

Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
9 Briar Rd				3	1	1	1,218	1,218	\$123.00	
206 Adam Dr	\$179,900	\$200,000		3	1	1	1,354		\$147.71	10/09/2020
503 Adam Dr	\$188,000	\$188,000		3	1	1	1,302		\$144.39	08/31/2020
628 Meadow Dr	\$173,000	\$150,000		3	2		1,232		\$121.75	07/24/2020
357 E Evergreen Rd	\$174,900	\$179,900	\$5,000	3	2	0	1,260		\$142.78	08/26/2020
Averages:	\$178,950	\$179,475	\$5,000	3	2	1	1,287		\$139.16	

Pending Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Pend Date
9 Briar Rd				3	1	1	1,218	1,218	\$123.00	
1 Werni Dr	\$199,000			3	1		1,364		\$145.89	10/11/2020
Averages:	\$199,000			3	1		1,364		\$145.89	

Median of Comparable Listings:	\$188,000
Average of Comparable Listings:	\$183,380

	Low	Median	Average	High	Count
Comparable Price	\$150,000	\$188,000	\$183,380	\$200,000	5
Adjusted Comparable Price	\$150,000	\$188,000	\$183,380	\$200,000	5
DOM	4	15	21	61	5





Thursday, October 22, 2020

Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$173,000 and \$199,000

3 Bedrooms

1 to 2 Full Bathrooms

0 to 1 Half Bathroom

1,232 to 1,364 Square Feet

\$132.87 to \$145.89 per Square Foot

\$121.75 to \$147.71 per Sold Square Foot

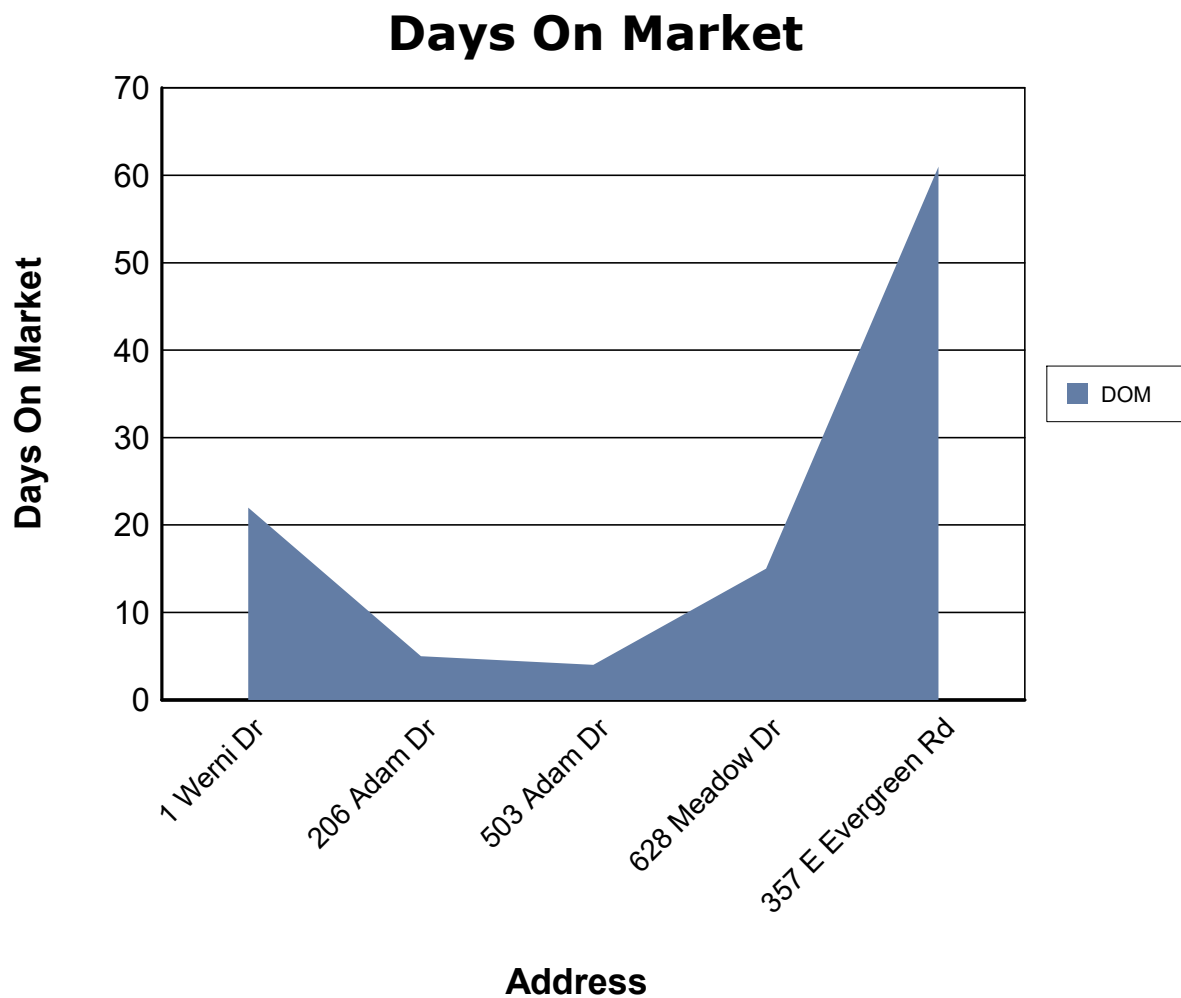




Thursday, October 22, 2020

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

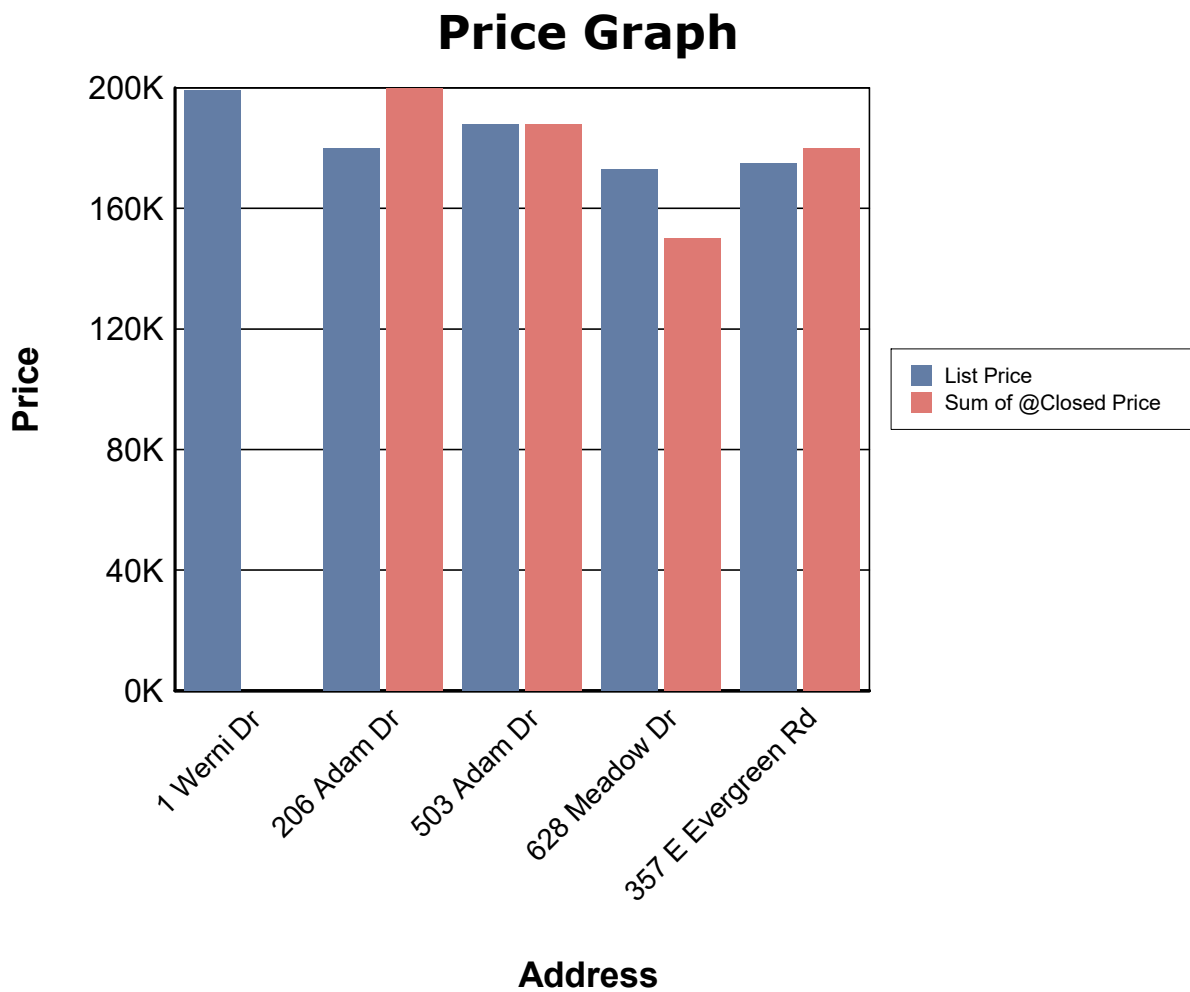




Thursday, October 22, 2020

List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





Thursday, October 22, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

1 Werni Dr, Lebanon, PA Pending \$199,000



MLS #ID: PALN115696
Prop Type: Residential
Structure Type: Detached
County: Lebanon, PA
Municipality:
MLS Area: South Lebanon Twp - Lebanon County
Subdiv/Ngh: LEBANON COUNTY
School Dist: Cornwall-Lebanon
Ownership: Fee Simple
Garage Spaces: 0
Parking:
Condition: Good

Beds: 3
Baths: 1
AbvGrdFinSF: 1,364 / Assessor
Lot Size: 0a / 10,454.00sf
Lot Dim:
Condo/HOA: \$0
New Constr: No
Year Built: 1972
Basement: No
Waterfront: No
Dock Type:

Sale Type: Standard

Remarks: A must see- large, open-concept rancher in private cul-de-sac on 1/4 acre lot with well maintained in-ground swimming pool and relaxing patio area perfect for entertaining. All new kitchen appliances, beautiful water resistant vinyl flooring and exposed brick in the kitchen area. Large front deck, privacy fence and beautiful mature trees stretching the front yard. Walking distance to schools. To see this beautiful home give us a call today!

206 Adam Dr, Lebanon, PA Closed \$179,900



MLS #ID: PALN115694
Prop Type: Residential
Structure Type: Detached
County: Lebanon, PA
Municipality:
MLS Area: South Lebanon Twp - Lebanon County
Subdiv/Ngh: NONE AVAILABLE
School Dist: Cornwall-Lebanon
Ownership: Fee Simple
Garage Spaces: 2
Parking: Concrete Driveway
Condition:

Beds: 3
Baths: 1 / 1
AbvGrdFinSF: 1,354 / Assessor
Lot Size: 0a / 10,019.00sf
Lot Dim:
Condo/HOA: \$0
New Constr: No
Year Built: 1959
Basement: Yes / Full
Waterfront: No
Dock Type:

Cls Price: \$200,000
Cls Date: 10/9/2020
Concessions: \$0

Sale Type: Standard

Remarks: Location! Location! Location! Custom built all BRICK rancher backs up to farmers field and mature trees gives privacy to back yard functions. The large kitchen has an eat-in breakfast nook, tons of cabinets and a large plant window for your own private greenhouse effect. The sunken living room with hardwood floors is a special place to visit with friends and family. The natural gas fireplace in the oversized lower level family room has lots of possibilities. A new roof with 30 yr shingles with new wood sheathing installed in 2017. New natural gas hot water heater installed in 2017. Hardwood floors through the LR, hall and bedrooms along with wood laminate floors in the kitchen and dining room. Low electric and gas bills due to 12" blown in insulation added to the home. Natural gas heating and electric central air conditioning. Public water and sewer. The property is being sold "AS IS" and the home is priced accordingly.





Thursday, October 22, 2020


CMA Pro Report

These pages give a general overview of the selected properties.

503 Adam Dr, Lebanon, PA

Closed

\$188,000



MLS #ID: PALN114758

Prop Type: Residential

Structure Type: Detached

County: Lebanon, PA

Municipality:

MLS Area: South Lebanon Twp - Lebanon Count

Subdiv/Ngh: NONE AVAILABLE

School Dist: Cornwall-Lebanon

Ownership: Fee Simple

Garage Spaces: 1

Parking: Asphalt Driveway

Condition:

Beds: 3

Baths: 1 / 1

Cls Price: \$188,000

Cls Date: 8/31/2020

Concessions: \$0

AbvGrdFinSF: 1,302 / Assessor

Lot Size: 0a / 9,148.00sf

Lot Dim:

Condo/HOA: \$0

New Constr: No

Year Built: 1960

Basement: Yes / Full, Partially Finished

Waterfront: No

Dock Type:

Sale Type: Standard

Remarks: LOCATION, LOCATION, LOCATION!! VERY well maintained brick ranch home in a VERY desirable location! This one owner 3 bedroom, 1.5 bath home has been lovingly cared for & is ready for it's new owner. There is beautiful original hard wood flooring throughout (yes, under the carpet!), a large eat in kitchen, tons of closet space (the 4th bedroom had been converted to closet space & a half bath), and a partially finished basement. A one car attached garage & large driveway provide plenty of parking. Outside you will find a large covered deck, beautiful yard, and shed, all nestled on a quiet street in South Lebanon. New roof installed in 2004. This one won't last long! Set up your showing today! **ALL OFFERS ARE DUE TO THE LISTING AGENT BY FRIDAY JULY 31 AT NOON - OFFERS WILL BE PRESENTED TO THE SELLER ON FRIDAY JULY 31**

628 Meadow Dr, Lebanon, PA		Closed	\$173,000		
	MLS #ID:	PALN114260	Beds:	3	
	Prop Type:	Residential	Baths:	2	
	Structure Type:	Detached	Cls Price:	\$150,000	
	County:	Lebanon, PA	Cls Date:	7/24/2020	
	Municipality:		Concessions:	\$0	
	MLS Area:	South Lebanon Twp - Lebanon Count	AbvGrdFinSF:	1,232 / Assessor	
	Subdiv/Ngh:	HENRY HOUCK LANE AREA	Lot Size:	0a / 12,197.00sf	
	School Dist:	Cornwall-Lebanon	Lot Dim:		
	Ownership:	Fee Simple	Condo/HOA:	\$0	
	Garage Spaces:	1	New Constr:	No	
Sale Type:	Standard	Parking:		Year Built:	1986
		Condition:		Basement:	Yes / Full
				Waterfront:	No
				Dock Type:	
Remarks:	Estate - Being Sold "As Is". Currently tenant occupied. Any offers contingent upon Attorney review - 3 day turn around. 24 Hour notice for any showings. Showings preferable in the evening.				





Thursday, October 22, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

357 E Evergreen Rd, Lebanon, PA **Closed** **\$174,900**



MLS #ID:	PALN112108	Beds:	3	Cls Price:	\$179,900
Prop Type:	Residential	Baths:	2	Cls Date:	8/26/2020
Structure Type:	Detached			Concessions:	\$5,000
County:	Lebanon, PA	AbvGrdFinSF:	1,260 / Assessor		
Municipality:		Lot Size:	0a / 13,068.00sf		
MLS Area:	South Lebanon Twp - Lebanon Count	Lot Dim:			
Subdiv/Ngh:	SOUTH LEBANON TOWNSHIP	Condo/HOA:	\$0		
School Dist:	Cornwall-Lebanon	New Constr:	No		
Sale Type:	Standard	Year Built:	1970		
Ownership:	Fee Simple	Basement:	Yes / Full, Sump Pump, Unfinis		
Garage Spaces:	1	Waterfront:	No		
Parking:		Dock Type:			
Condition:					

Remarks: This adorable all brick 3 bedroom 2 bath rancher has been updated with newer carpet, fresh paint, brand new dishwasher, new garage door, new roof, new gutters & downspouts, newer electric heat pump, central air & water heater in 2009. The spacious rear yard with no neighbors behind you is perfect for outdoor enjoyment and has an invisible fence for the safety of your pet. Also enjoy the 3 season sunroom for extra living space. Great Southside location is very convenient to the schools. Home is in a USDA 100% financing eligible location! Call for details.





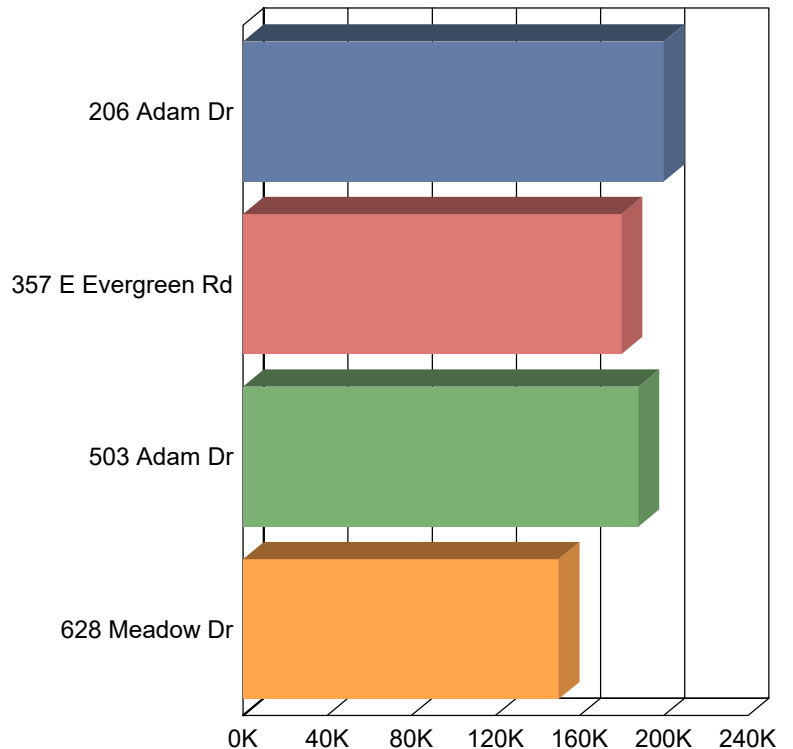
Thursday, October 22, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

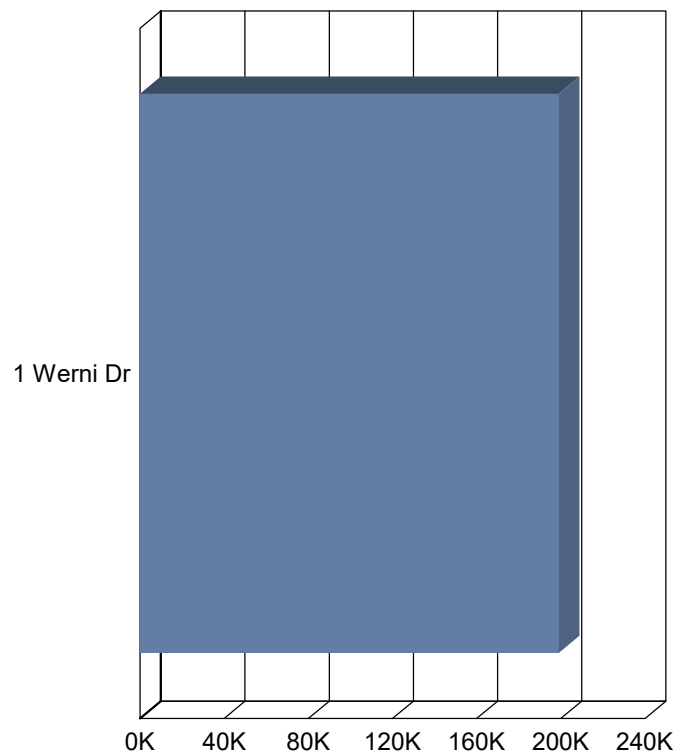
Closed Properties

Total # of Listings	4
Lowest Price	\$150,000
Highest Price	\$200,000
Average Price	\$179,475
Avg. Price/SqFt	\$139.16
Avg DOM	21



Pending Properties

Total # of Listings	1
Lowest Price	\$199,000
Highest Price	\$199,000
Average Price	\$199,000
Avg. Price/SqFt	\$145.89
Avg DOM	22



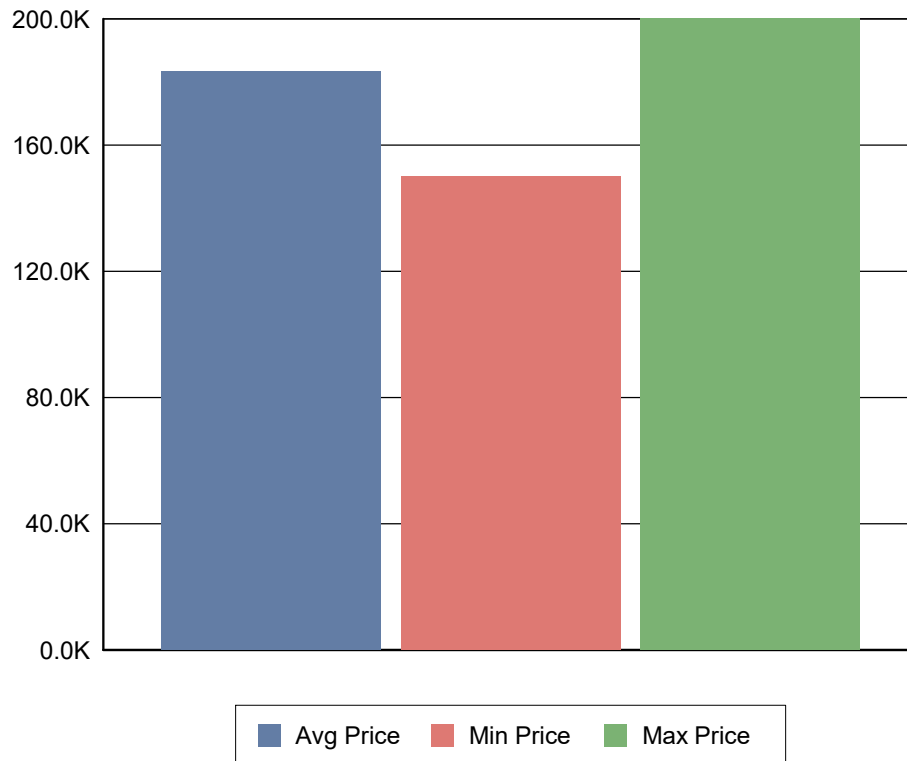


Thursday, October 22, 2020

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$150,000	\$200,000	\$179,475	\$139.16
Pending	\$199,000	\$199,000	\$199,000	\$145.89
Totals / Averages	\$150,000	\$200,000	\$183,380	\$140.50

Closed Property Analysis

Address	List Price	Closed Price	Conc	DOM	%CP/LP	CP/Sqft
206 Adam Dr	\$179,900	\$200,000	\$0	5	111.17%	\$147.71
503 Adam Dr	\$188,000	\$188,000	\$0	4	100.00%	\$144.39
628 Meadow Dr	\$173,000	\$150,000	\$0	15	86.71%	\$121.75
357 E Evergreen Rd	\$174,900	\$179,900	\$5,000	61	102.86%	\$142.78
Total Averages	\$178,950	\$179,475	\$1,250	21.25	100.18%	\$139.16



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CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
PND	1 Werni Dr	3	1	1,364	\$199,000				22
CLS	206 Adam Dr	3	1 / 1	1,354	\$179,900	\$200,000	\$0	10/09/2020	5
CLS	503 Adam Dr	3	1 / 1	1,302	\$188,000	\$188,000	\$0	08/31/2020	4
CLS	628 Meadow Dr	3	2	1,232	\$173,000	\$150,000	\$0	07/24/2020	15
CLS	357 E Evergreen Rd	3	2	1,260	\$174,900	\$179,900	\$5,000	08/26/2020	61





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Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed Price	Conc	Closed Dt
PALN115694	206 Adam Dr	3	1 / 1	1,354	0.23	5	\$179,900	\$200,000		10/09/2020
PALN114758	503 Adam Dr	3	1 / 1	1,302	0.21	4	\$188,000	\$188,000		08/31/2020
PALN114260	628 Meadow Dr	3	2	1,232	0.28	15	\$173,000	\$150,000		07/24/2020
PALN112108	357 E Evergreen Rd	3	2	1,260	0.30	61	\$174,900	\$179,900	\$5,000	08/26/2020
Averages:	\$179,475	3	1/1	1,287	0.26	21	\$178,950	\$179,475	\$5,000	

Status: Pending

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed Price	Conc	Pend Dt
PALN115696	1 Werni Dr	3	1	1,364	0.24	22	\$199,000			10/11/2020
Averages:		3	1/1	1,364	0.24	22	\$199,000			

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	4	\$179,475	\$139.16	\$183,950	\$150,000	\$200,000	23
Pending	1	\$199,000	\$145.89	\$199,000	\$199,000	\$199,000	22
Total	5	\$183,380	\$140.50	\$188,000	\$150,000	\$200,000	23





Thursday, October 22, 2020

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Closed Price Statistics

Average Price: \$183,400
High Price: \$200,000
Median Price: \$188,000
Low Price: \$150,000

Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$141
High Price/Sq Ft: \$148
Median Price/Sq Ft: \$144
Low Price/Sq Ft: \$122

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.





Thursday, October 22, 2020

CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	9 Briar Rd	1 Werni Dr	628 Meadow Dr	357 E Evergreen Rd
County	Lebanon, PA	Lebanon, PA	Lebanon, PA	Lebanon, PA
Municipality	South Lebanon Twp	South Lebanon Twp	South Lebanon Twp	South Lebanon Twp
Neighborhood				
Status	Public Record Comparable	Pending	Closed	Closed
Closed Date	4/30/07		7/23/20	8/26/20
List Price		\$199,000	\$173,000	\$174,900
Closed Price	\$150,000		\$150,000	\$179,900
Concessions			No, \$0	Yes, \$5,000
Financing			Cash	FHA
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det	Single/Det
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				
Style				
Levels/Stories		1.00	1.00	1.00
Year Built	1967	1972	1986	1970
Condition		Good		
Annual Tax	\$3,363	\$3,268	\$3,117	\$3,313
Tax Total Asmt	\$162,400	\$157,800	\$150,500	\$160,000
Lot Acres/SqFt	0.27a / 11761sf	0a / 10,454.00sf	0a / 12,197.00sf	0a / 13,068.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	1,218	1,364	1,232	1,260
Total Bldg SF	1218	1,364	1,232	1,260
Total Units	1	1	1	1
Bedrooms	3	3	2	3
Baths	1 / 1	1	2	2
Garage Spaces	0	0	0	0
Parking Feat				
Basement	Full	Yes (Type Unknown)	Full	Full
Cooling	Wall Unit, Window Unit(s)	Wall/Window	Central Air	Central Air
Heat	Hot Water	Hot Water/Steam	Other/Special	Electric
Pool		False	False	False
DOM		22	15	61
MLS#	30-2354418-362048-0000	PALN115696	PALN114260	PALN112108





Thursday, October 22, 2020

CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	9 Briar Rd	503 Adam Dr	206 Adam Dr
County	Lebanon, PA	Lebanon, PA	Lebanon, PA
Municipality	South Lebanon Twp	South Lebanon Twp	South Lebanon Twp
Neighborhood			
Status	Public Record Comparable	Closed	Closed
Closed Date	4/30/07	8/31/20	
List Price		\$188,000	\$179,900
Closed Price	\$150,000	\$188,000	\$127,000
Concessions		No, \$0	No, \$0
Financing		Conventional	Cash
Property Class	RES	Residential	Residential
Structure Type	SingleBldg	Single/Det	Single/Det
Ownership		Fee Simple	Fee Simple
Sale Type			
Style			
Levels/Stories		1.00	1.00
Year Built	1967	1960	1959
Condition			
Annual Tax	\$3,363	\$2,750	\$2,858
Tax Total Asmt	\$162,400	\$132,800	\$138,000
Lot Acres/SqFt	0.27a / 11761sf	0a / 9,148.00sf	0a / 10,019.00sf
Lot Dimension			
Waterfront		No	No
Abv Grd Fin SF	1,218	1,302	1,354
Total Bldg SF	1218	1,302	1,354
Total Units	1	1	1
Bedrooms	3	3	2
Baths	1 / 1	1 / 1	1 / 1
Garage Spaces	0	0	0
Parking Feat			
Basement	Full	Full	Full
Cooling	Wall Unit, Window Unit(s)	Central Air	Central Air
Heat	Hot Water	Hot Water/Steam	Other/Special
Pool		False	False
DOM		4	5
MLS#	30-2354418-362048-0000	PALN114758	PALN115694





Thursday, October 22, 2020

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	9 Briar Rd	1 Werni Dr	206 Adam Dr	503 Adam Dr
County	Lebanon, PA	Lebanon, PA	Lebanon, PA	Lebanon, PA
Municipality	South Lebanon Twp	South Lebanon Twp - Lebanon	South Lebanon Twp - Lebanon	South Lebanon Twp - Lebanon
Neighborhood		LEBANON COUNTY	NONE AVAILABLE	NONE AVAILABLE
Status	Public Record Comparable	Pending	Closed	Closed
Closed Date	4/30/07		10/09/2020	08/31/2020
List Price		\$199,000	\$179,900	\$188,000
Closed Price	\$150,000		\$200,000	\$188,000
Concessions			No, \$0	No, \$0
Financing			Cash	Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type	SingleBldg	Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style		Ranch/Rambler	Ranch/Rambler	Ranch/Rambler
Levels/Stories		1	1	1
Year Built	1967	1972	1959	1960
Condition		Good		
Annual Tax	\$3,363	\$3,268	\$2,858	\$2,750
Tax Total Asmt	\$162,400	\$157,800	\$138,000	\$132,800
Lot Acres/SqFt	0.27a / 11761sf	0a / 10,454.00sf	0a / 10,019.00sf	0a / 9,148.00sf
Lot Dimension				
Waterfront		No	No	No
Abv Grd Fin SF	1218	1,364	1,354	1,302
Blw Grd Fin SF		0	550	420
Total Bldg SF	1218	1,364	2,688	1,722
Total Units	1	0	0	0
Bedrooms	3	3	3	3
Baths	1 / 1	1	1 / 1	1 / 1
Garage Spaces	0	0	2	1
Parking Feat			Concrete Driveway	Asphalt Driveway
Basement	Full		Full	Full, Partially Finished
Cooling	Wall Unit, Window Unit(s)	Wall Unit, Window Unit(s)	Central A/C	Central A/C
Heat	Hot Water	Central	Forced Air	Hot Water
Pool		Yes - Personal	No Pool	No Pool
DOM		22	5	4
MLS#	30-2354418-362048-0000	PALN115696	PALN115694	PALN114758



Thursday, October 22, 2020

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	9 Briar Rd	628 Meadow Dr	357 E Evergreen Rd
County	Lebanon, PA	Lebanon, PA	Lebanon, PA
Municipality	South Lebanon Twp	South Lebanon Twp - Lebanon	South Lebanon Twp - Lebanon
Neighborhood		HENRY HOUCK LANE AREA	SOUTH LEBANON TOWNSHIP
Status	Public Record Comparable	Closed	Closed
Closed Date	4/30/07	07/24/2020	08/26/2020
List Price		\$173,000	\$174,900
Closed Price	\$150,000	\$150,000	\$179,900
Concessions		No, \$0	Yes, \$5,000
Financing		Cash	FHA
Property Class	RES	Residential	Residential
Structure Type	SingleBldg	Detached	Detached
Ownership		Fee Simple	Fee Simple
Sale Type		Standard	Standard
Style		Ranch/Rambler	Ranch/Rambler
Levels/Stories		1	1
Year Built	1967	1986	1970
Condition			
Annual Tax	\$3,363	\$3,116	\$3,313
Tax Total Asmt	\$162,400	\$150,500	\$160,000
Lot Acres/SqFt	0.27a / 11761sf	0a / 12,197.00sf	0a / 13,068.00sf
Lot Dimension			
Waterfront		No	No
Abv Grd Fin SF	1218	1,232	1,260
Blw Grd Fin SF		0	0
Total Bldg SF	1218	1,232	1,260
Total Units	1	0	0
Bedrooms	3	3	3
Baths	1 / 1	2	2
Garage Spaces	0	1	1
Parking Feat			
Basement	Full	Full	Full, Sump Pump, Unfinished
Cooling	Wall Unit, Window Unit(s)	Central A/C	Central A/C
Heat	Hot Water	Other	Heat Pump(s)
Pool		No Pool	No Pool
DOM		15	61
MLS#	30-2354418-362048-0000	PALN114260	PALN112108

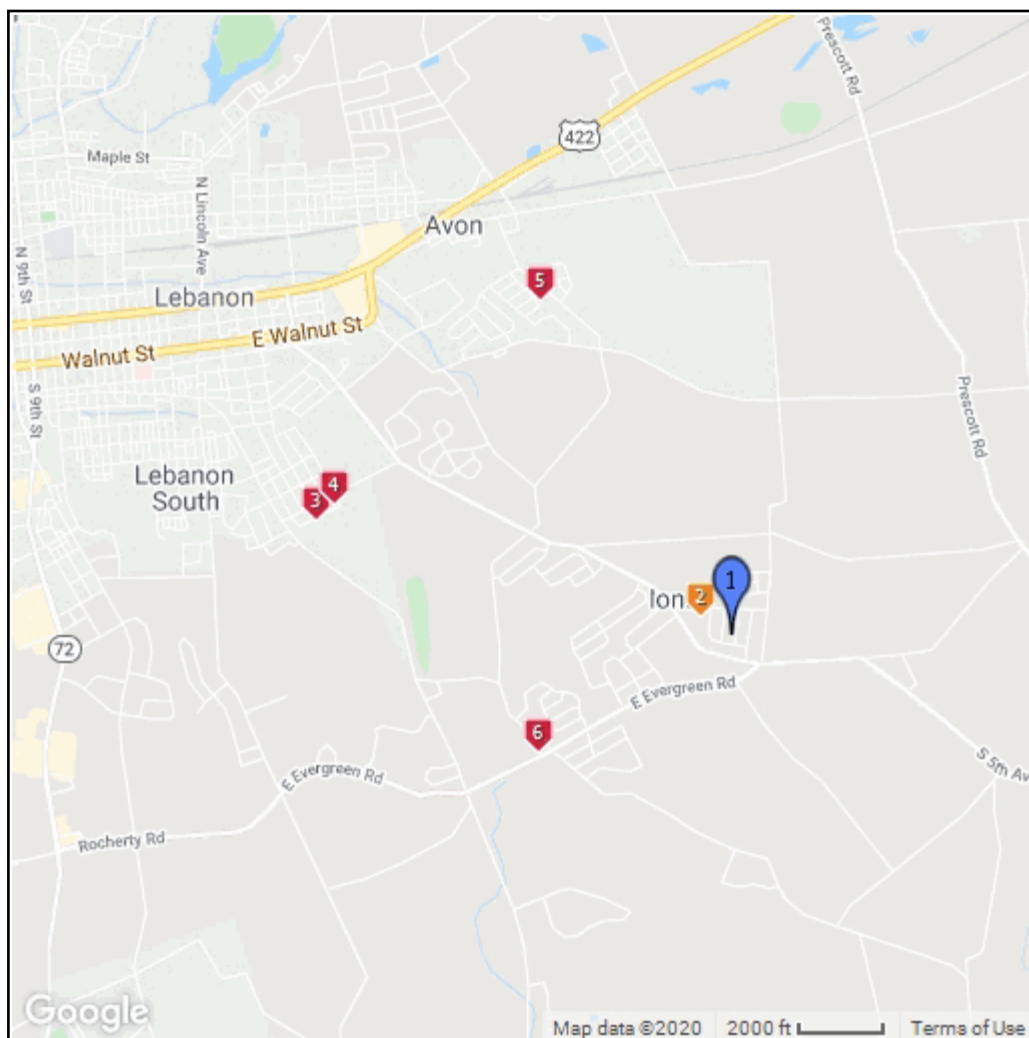




Thursday, October 22, 2020

CMA Map

This page displays the Map for the CMA Subject and your comparables.



- 1 9 Briar Rd
- 2 1 Werni Dr
- 3 206 Adam Dr
- 4 503 Adam Dr
- 5 628 Meadow Dr
- 6 357 E Evergreen Rd

